

CERTIFICATE OF APPROPRIATENESS

Application Date: September 27, 2017

Applicant: Alex Ridgway, Brickmoon Design, for Jeremy & Emily Gatzemeier, owner

Property: 1505 Oxford St, Lot 11, Block 136, Houston Heights Subdivision. The property includes a historic 2,100 square foot, one-story wood frame single-family residence situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Craftsman Bungalow residence, constructed circa 1915, located in the Houston Heights Historic District East.

Proposal: Alteration – Addition *Deferral*

In October 2017, the HAHC deferred the application to construct a 1,973 square foot two-story addition to the rear and side of a 2,144 square foot one-story contributing residence. The applicant has made the following revisions to the addition's design:

- Decreased the width of the second level by 2' (27'-6" to 25'-6").
- Decreased the ridge height by 1'-5" (27'-11" to 26'-6").
- Eliminated the front-facing gable and replaced with a shed roof which will also cover the inset stoop. The roof will have a 9'-7" eave height, 7" lower than existing.
- Revised the fenestration pattern on the second level of the south side elevation (see. p. 10).
- Extended the siding to grade to mask the pier and beam foundation (vents will be installed for air circulation).

The addition's square footage has decreased from 1,973 square feet to 1,872 square feet. All other project details remain the same.

See enclosed detailed project description on p. 7-16 and application materials for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. |



PROPERTY LOCATION

HOUSTON HEIGHTS EAST HISTORIC DISTRICT



1505 Oxford

Building Classification

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO



CONTEXT AREA



1501 Oxford – Contributing – 1920 (neighbor)



1519 Oxford – Contributing – 1920 (neighboring)



1531 Oxford – Contributing – 1900 (neighboring)



1543 Oxford – Contributing – 1915 (neighboring)



1545 Oxford – Contributing – 1920 (neighboring)

3D RENDERING – FRONT FACING OXFORD

DEFERRED 10/19/2017



EAST ELEVATION – FRONT FACING OXFORD

EXISTING



DEFERRED 10/19/2017

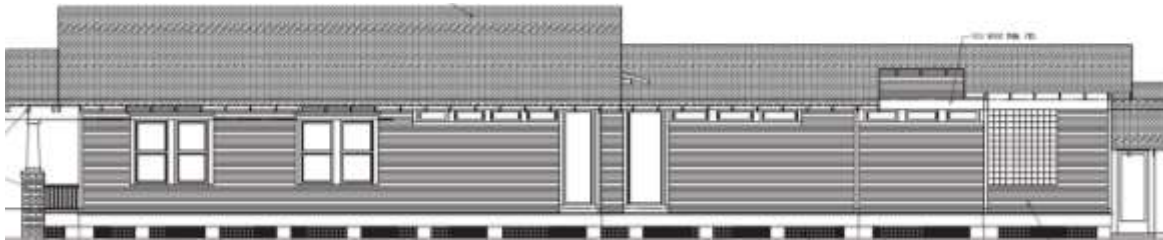


PROPOSED

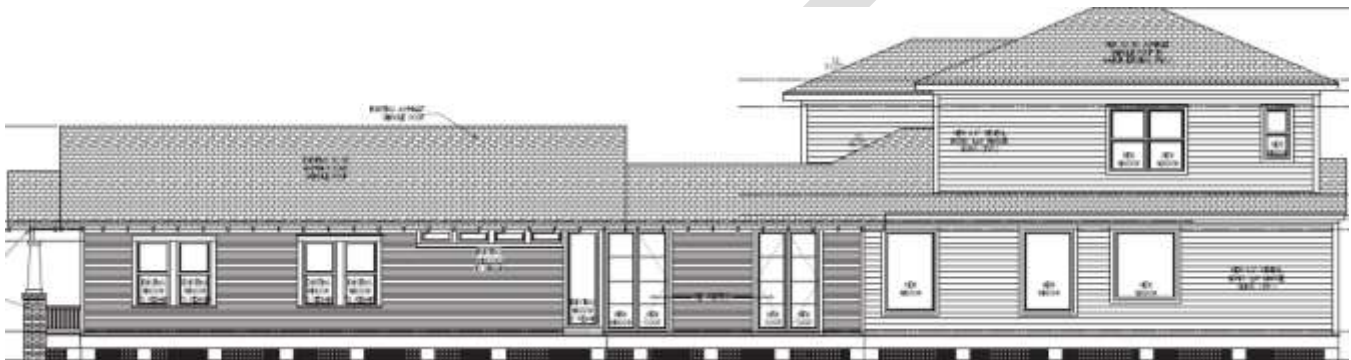


NORTH SIDE ELEVATION

EXISTING



DEFERRED 10/19/2017



PROPOSED



SOUTH SIDE ELEVATION

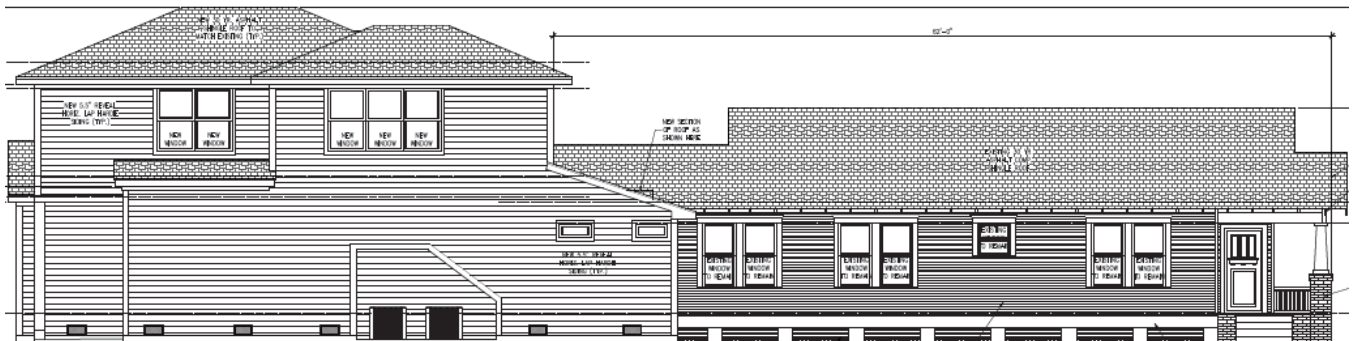
EXISTING



DEFERRED 10/19/2017



PROPOSED



WEST (REAR) ELEVATION

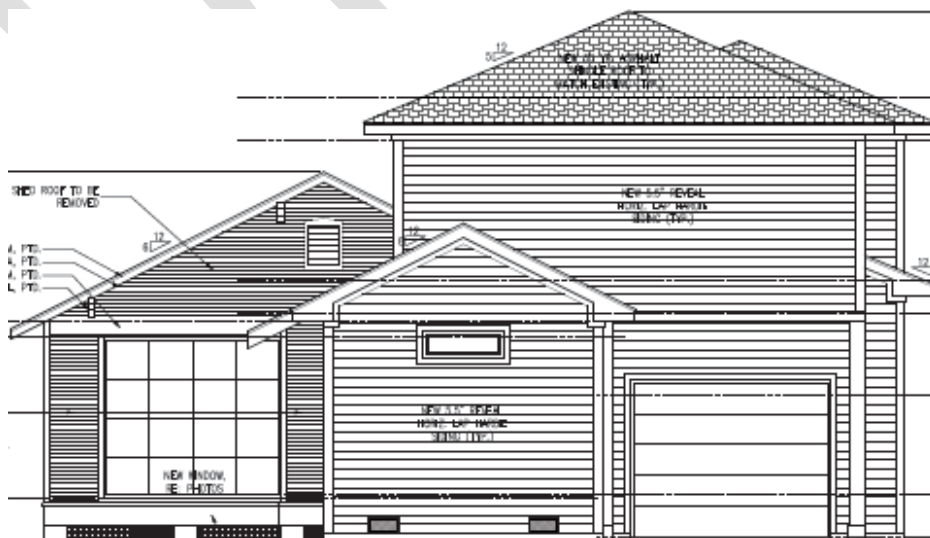
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DEFERRED 10/19/2017

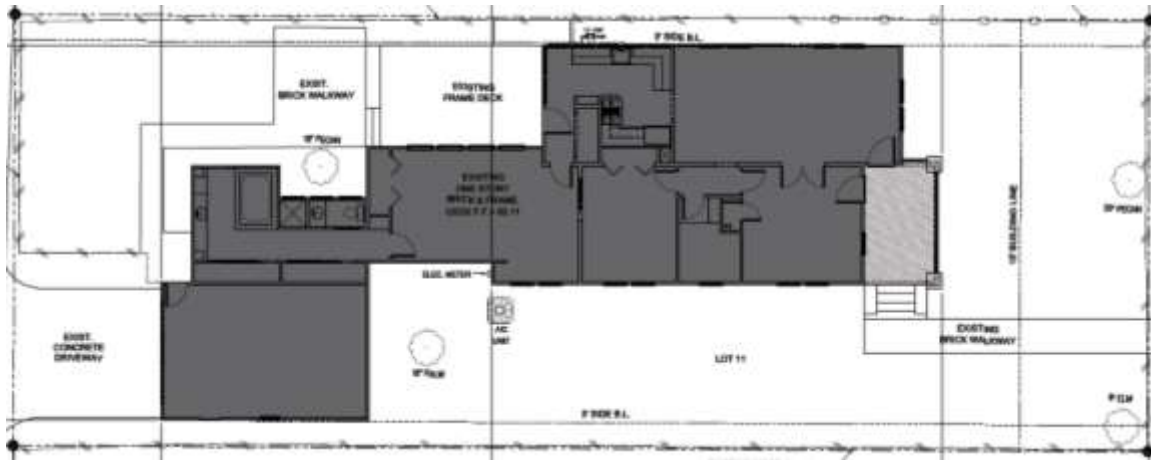


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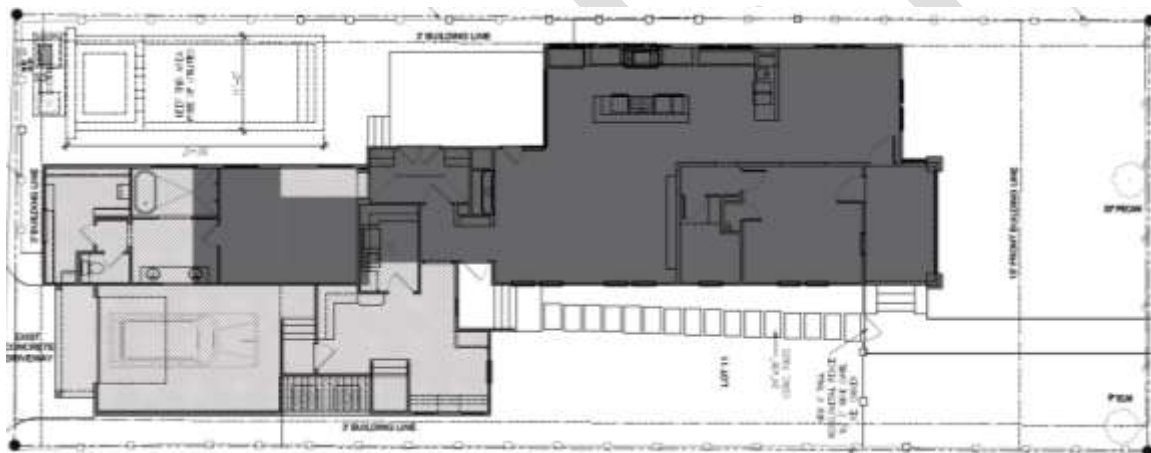




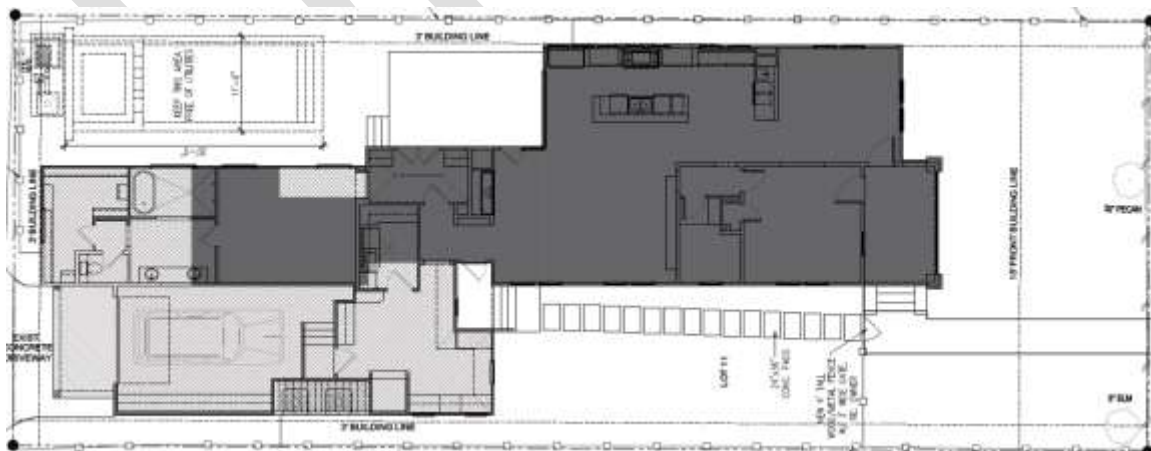
SITE PLAN
EXISTING



DEFERRED 10/19/2017



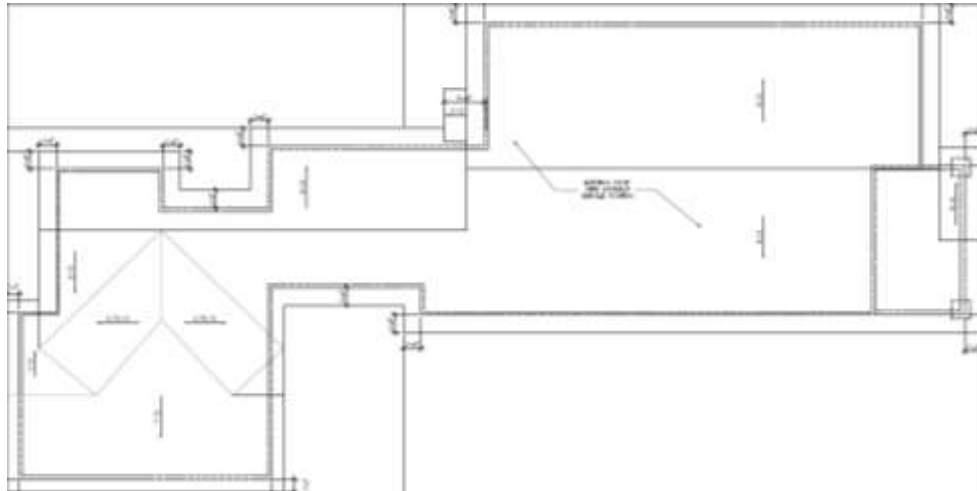
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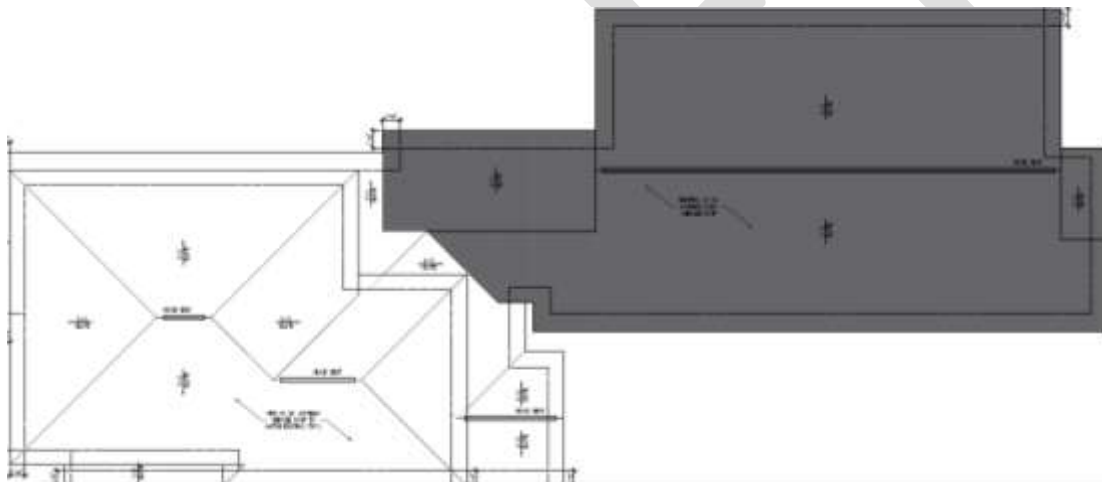


ROOF PLAN

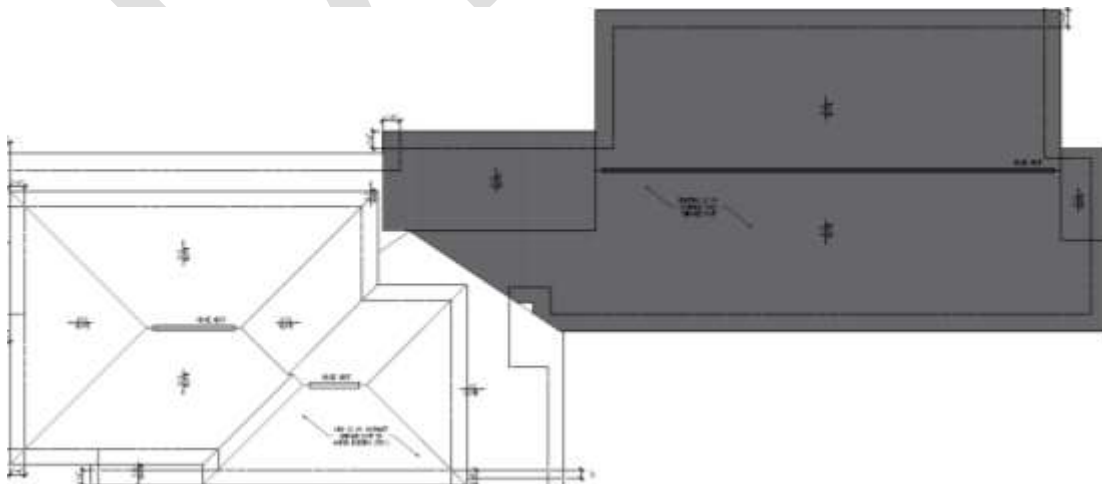
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DEFERRED 10/19/2017



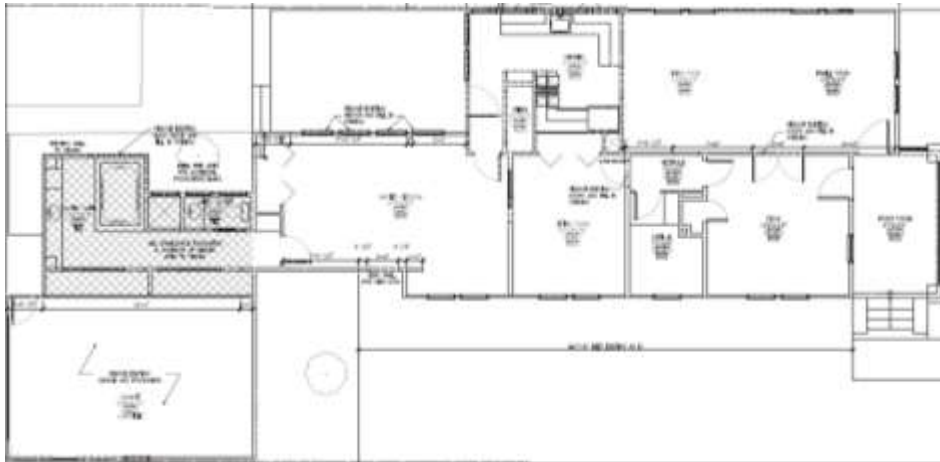
PROPOSED





FIRST FLOOR PLAN

EXISTING



DEFERRED 10/19/2017



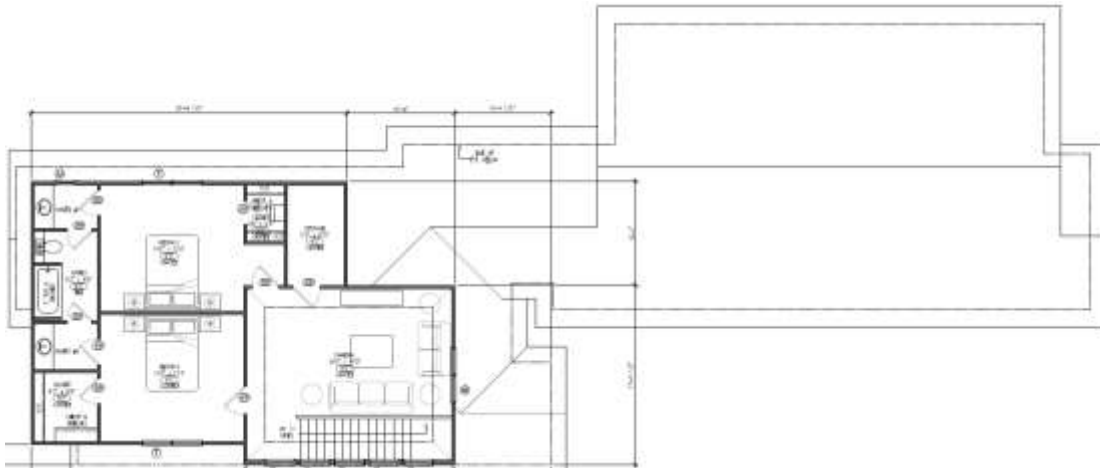
PROPOSED



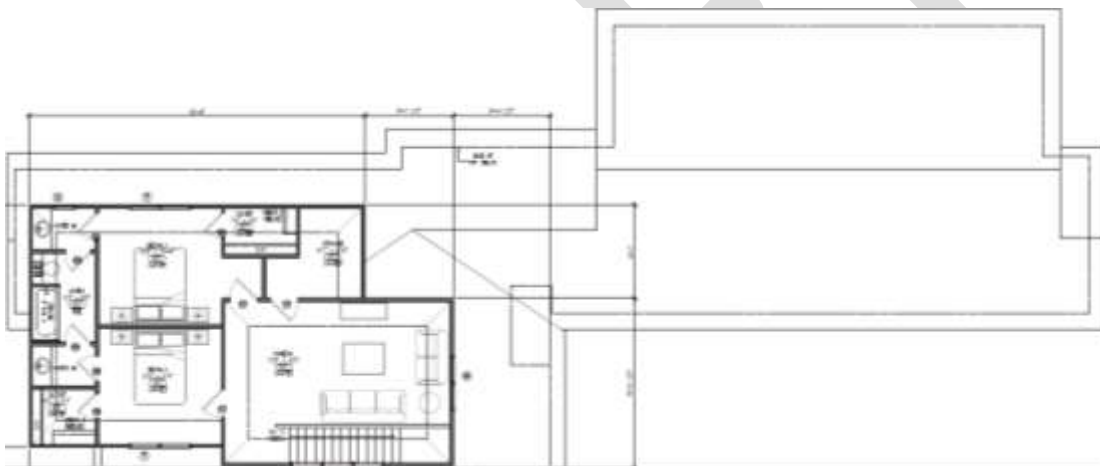


SECOND FLOOR PLAN

DEFERRED 10/19/2017



PROPOSED



PROJECT DETAILS

Shape/Mass: Existing: The existing 2,144 square foot (1,636 sqft conditioned, 383 sqft unconditioned garage, 125 sqft covered porch) one-story residence has a maximum width of 44', a maximum depth of 91', and an 18' ridge height. The residence has an approximately 1,000 square foot non-historic addition at the rear.

Deferred 10/19/2017: The applicant proposes to demolish the existing 383 square foot attached garage and construct a 1,973 square foot (1,497 sqft living space, 430 sqft garage/carport, 46 sqft ac recess) two-story addition that will have a maximum width of 29', a maximum depth of 52', and a 28' ridge height. The addition will extend 15' beyond the existing southern wall plane.

Total square footage will increase to 3,733 square feet (3,133 sqft living space, 476 sqft garage/carport, 46 sqft ac recess, 125 sqft covered porch).

Proposed: The proposed two-story addition will be 1,872 square feet (1,373 sqft living space, 455 sqft garage/carport, 44 sqft ac recess). The width of the second level of the addition has decreased from 27'-6" to 25'-6". The proposed ridge height has decreased from 28' to 26'.

Total square footage will increase to 3,690 square feet (3,063 sqft living space, 455 garage/carport, 44 sqft ac recess, 125 sqft covered porch).

Setbacks: Existing: The existing residence is setback 24' front the front (east), 4' and 3' from the side (north/south), and 17' from the rear (west) property lines.

Deferred 10/19/2017: The proposed addition will be setback 12' and 3' from the side (north/south) property lines, and 3' from the rear (west) property line.

Proposed: No change.

Foundation: Existing: The existing residence has a pier and beam foundation with a 27" finished floor height.

Deferred 10/19/2017: The proposed addition will have a pier and beam foundation with a 27" finished floor height. The garage portion of the addition will have a slab foundation.

Proposed: No change.

Windows/Doors: Existing: All historic 1/1 wood windows and the two historic front doors will be retained. The residence also features non-original fixed windows that will be retained.

Deferred 10/19/2017: The proposed addition will have 1/1 and fixed wood windows.

All proposed windows to be inset and recessed. See drawings and window/door schedule for more detail.

Proposed: The applicant has revised the fenestration pattern on the second level of the south side elevation of the addition. Please see p. 10.

Exterior Materials: Existing: The existing residence is clad in 117 wood siding that will be retained.

Deferred 10/19/2017: The proposed addition will be clad in smooth-finish cementitious siding with a 6" reveal.

Proposed: The addition's cementitious siding will extend to grade to mask the pier and beam foundation. Vents will be utilized for air circulation.

Roof: Existing: The existing residence and non-historic addition have gable roofs with 5/12, 6/12, and 7/12 pitches. The roof has 1'-8" and 1'-6" eave overhangs with exposed rafter tails and a 10' eave height. The roof is covered with composition shingles.

Deferred 10/19/2017: The proposed addition will have a hipped roof with a front-facing gable on the first level. The gable and first level portion of the addition will have a 6/12 pitch, a 1'-6" eave overhang, and a 10' eave height. The second level of the addition will have a 5/12 pitch, a 1'-6"

eave overhang, and a 21' eave height. The roof at the first and second level will have enclosed soffits and will be covered with composition shingles.

Proposed: The first level portion of the addition facing Columbia will have a shed roof and will cover the inset stoop. The roof will have a 4/12 pitch, a 1'-6" eave overhang, and a 9'-7" eave height. The second story eave height has decreased from 21' to 20'-5".

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